

Arena Site Analysis

Site Selection Criteria

The purpose of the following criteria is to assist the Mayor's Event Center Task Force in determining an appropriate site for a future multi-purpose arena and ancillary functions to serve the greater Lincoln (Nebraska) market. The site selection criteria are intended to provide a systematic foundation for formulating recommendations to provide to Mayor Seng concerning an arena which can accommodate the event needs of a growing community.

The criteria will be applied to eight (8) separate sites located across the Lincoln area. The sites range in size from several traditional city-blocks to larger tracts of land encompassing several hundred acres. The sites were drawn from previous research into promising arena sites, as well as a community dialogue regarding the future of other existing event venues.

The site selection criteria encompass a total of 50 separate indicators divided into the follow five major categories:

- ❖ Site/Location
- ❖ Transportation
- ❖ Land Development and Utility Infrastructure
- ❖ Environmental
- ❖ Economic Development and Financing

A listing of the indicators follows later in this document. The primary "Use Categories" assumed by the site selection criteria include:

Use Categories	Intended Potential Uses
Primary Use	Multi-purpose arena
Ancillary Uses	Event facility parking (surface & structured); event facility materials storage; vehicle circulation supporting arena operations
Secondary Uses	Convention and/or conference center; hotel/lodging; restaurants and drinking establishments; retailing; office; residential; public and semi-public
Tertiary Uses	Adjunct sport venues (e.g., play grounds, athletic fields, play courts, trails); parks; open space; habitat

Proposed Site Selection Criteria

A. Site/Location

1. Size and Configuration – Ability to Accommodate Primary Use
2. Size and Configuration – Ability to Accommodate Potential Expansion
3. Size and Configuration – Ability to Accommodate Ancillary Uses
4. Size and Configuration – Ability to Accommodate Secondary Uses
5. Size and Configuration – Ability to Accommodate Tertiary Uses
6. Site Acquisition – Land Ownership
7. Site Acquisition – Land Assembly
8. Site Acquisition – Timing/Phasing
9. Site Preparation – Other Considerations
10. Developmental Context - Ambient Synergy

B. Transportation

1. Street Network – Access to Regional Transportation System
2. Street Network – Surrounding Urban Street System (Circulation))
3. Street Network – Needed Traffic Improvements
4. Street Network – Street Closures
5. Street Network – Truck and Bus Access
6. Parking – Existing Parking Available to Serve Facility
7. Parking – Ability to Accommodate Additional Surface Parking
8. Parking – Ability to Accommodate Additional Structured Parking
9. Parking – Potential for Shared Parking
10. Pedestrian Access Opportunities

C. Land Development and Utility Infrastructure

1. Zoning and Administrative Regulations
2. Management Districts/Zones – Airport & Capitol View
3. Relocation of Existing Businesses and Uses
4. Integration of Existing Businesses and Uses
5. Water
6. Sanitary Sewer
7. Stormwater
8. Electrical
9. Communications
10. Utility Easements

D. Environmental

1. Floodway
2. Floodprone
3. Wetlands fresh
4. Wetlands saline
5. Ground Contamination
6. Ground Water Levels
7. Historical/Archeological/Cultural Considerations
8. Topology (Terrain)
9. Soil Suitability
10. Flora and Fauna

E. Economic Development and Financing

1. Benefit to Lodging Establishments
2. Benefit to Eating and Drinking Establishments
3. Benefit to Retailing and Other Commercial Uses
4. Benefit to University of Nebraska-Lincoln City Campus
5. Proximity to Lincoln and Regional Area Market
6. Potential as Signature Landmark for Community
7. Potential for Public-Private Partnerships
8. Funding Eligibility: District Funding Potential
9. Funding Eligibility: TIF Potential
10. Funding Eligibility: Attractiveness for Private Funding